Why Building Age is not Considered when Evaluating Apartment Building Safety*

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Abstract

My abstract

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Introduction

Apartment building safety is essential for both landlords and tenant. The City of Toronto ensures that tenants live in safe, well-maintained buildings through RentSafeTO: Apartment Building Standards, a bylaw enforcement program established in 2017. The program covers buildings that are three or more storey and ten or more units. There is no cost to the building owner for a City-initiated RentSafeTO building evaluation, as it is included in the registration and yearly renewal fee(Toronto 1998 - 2022 2022).

During evaluations, Bylaw Enforcement Officers inspect common areas, mechanical and security systems, parking and exterior grounds. The bylaw enforcement officer will take notes and photographs of their inspection to upload to the City's mobile investigation application.

Staff are also onsite during audits to engage with tenants and document concerns regarding property standards within units. The building owner will also be provided with a report of the inspection findings and the building's evaluation score. Details about the most recent building evaluation must be posted on the Tenant Notification Board. They must also be shared with all prospective tenants. Building owners must comply with the bylaws within the program or face financial penalties(Toronto 1998 - 2022 2022).

2 Data

2.1 Data Source

To analyze the current status of building safety evaluation in Toronto, I utilized the Apartment Building Evaluation data(Standards 2022) from Open Data Toronto (Gelfand 2020). This dataset contains building evaluation scores for buildings registered with RentSafeTO. Each item is inspected and assigned a score from one to five, with one being the lowest and five being the highest. If an item is not applicable to the building at the time of evaluation, the score will show as blank in the dataset(Standards 2022).

The overall score is determined by dividing the sum of all assigned scores of each item by 5 multiplying the number of unique items reviewed(Standards 2022). Buildings that score 50 per cent or less on the evaluation must undergo a comprehensive inspection and audit of all common areas. On the day of the audit, bylaw enforcement officers set up a tenant engagement station to educate tenants on RentSafeTO and document concerns they may have regarding issues in their unit or common areas of their building. After the audit, investigations are opened for all service requests received(Toronto 1998 - 2022 2022).

Buildings must undergo evaluation at least once every three years. If buildings score 65 per cent or less, then the next evaluation will take place within one year. If the score is between $66 - 85$ per cent, the next evaluation will take place within two years and if buildings score 86 percent and above the next evaluation with be within three years(Toronto 1998 - 2022 2022).
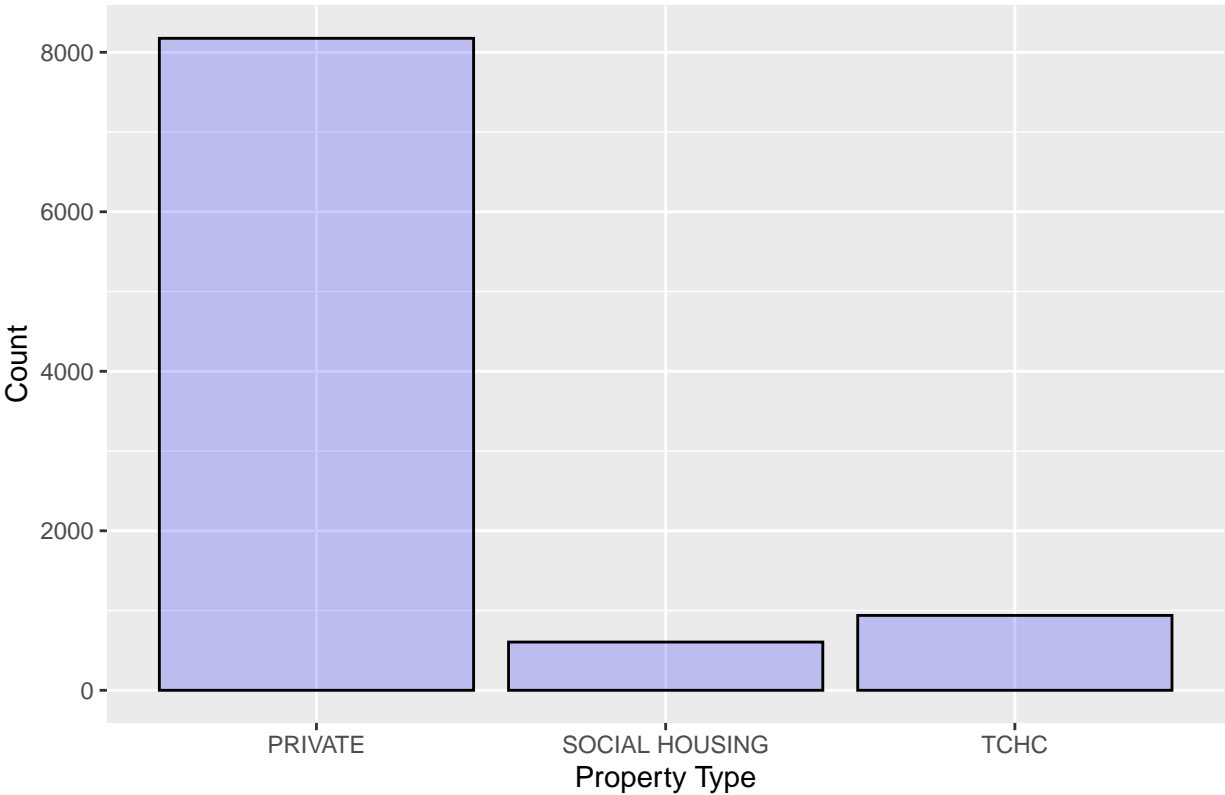
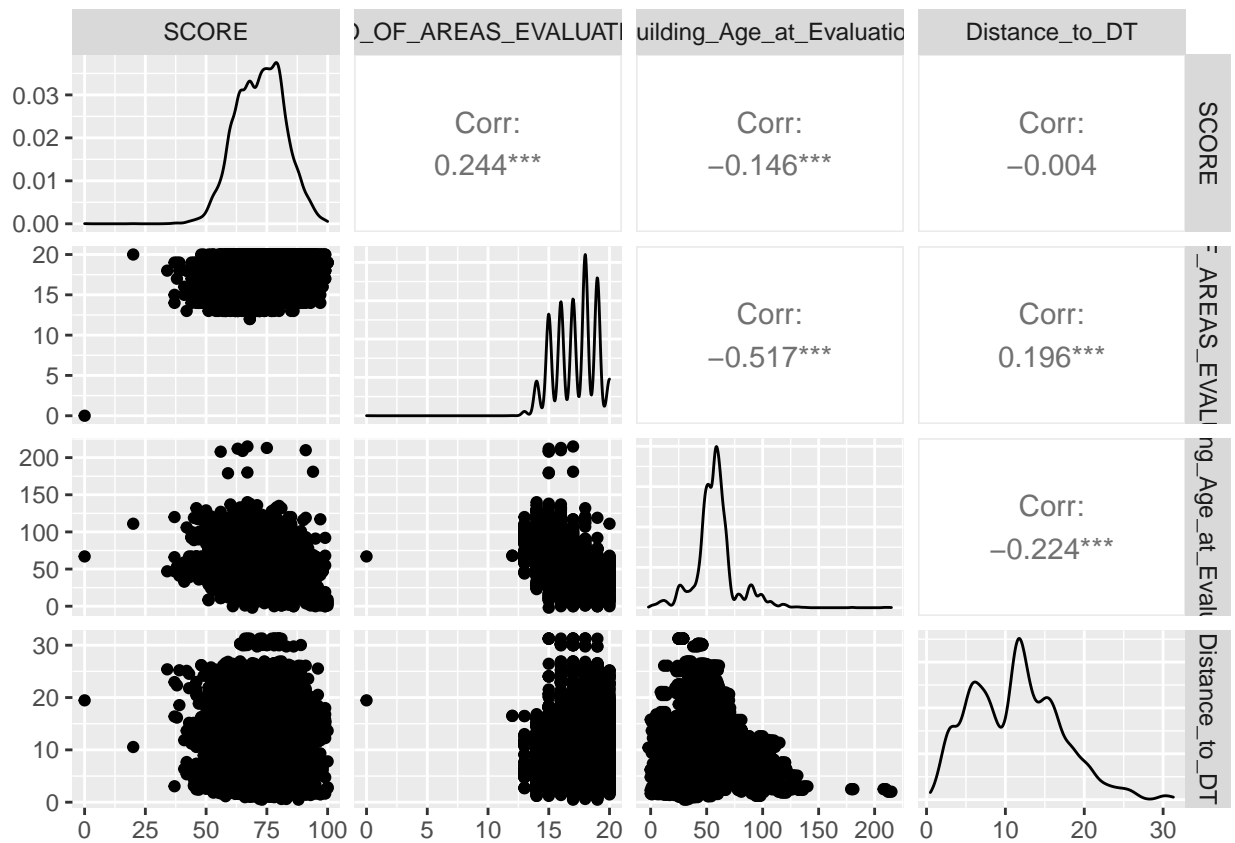## Methodology and Data Collection

Data Characteristic

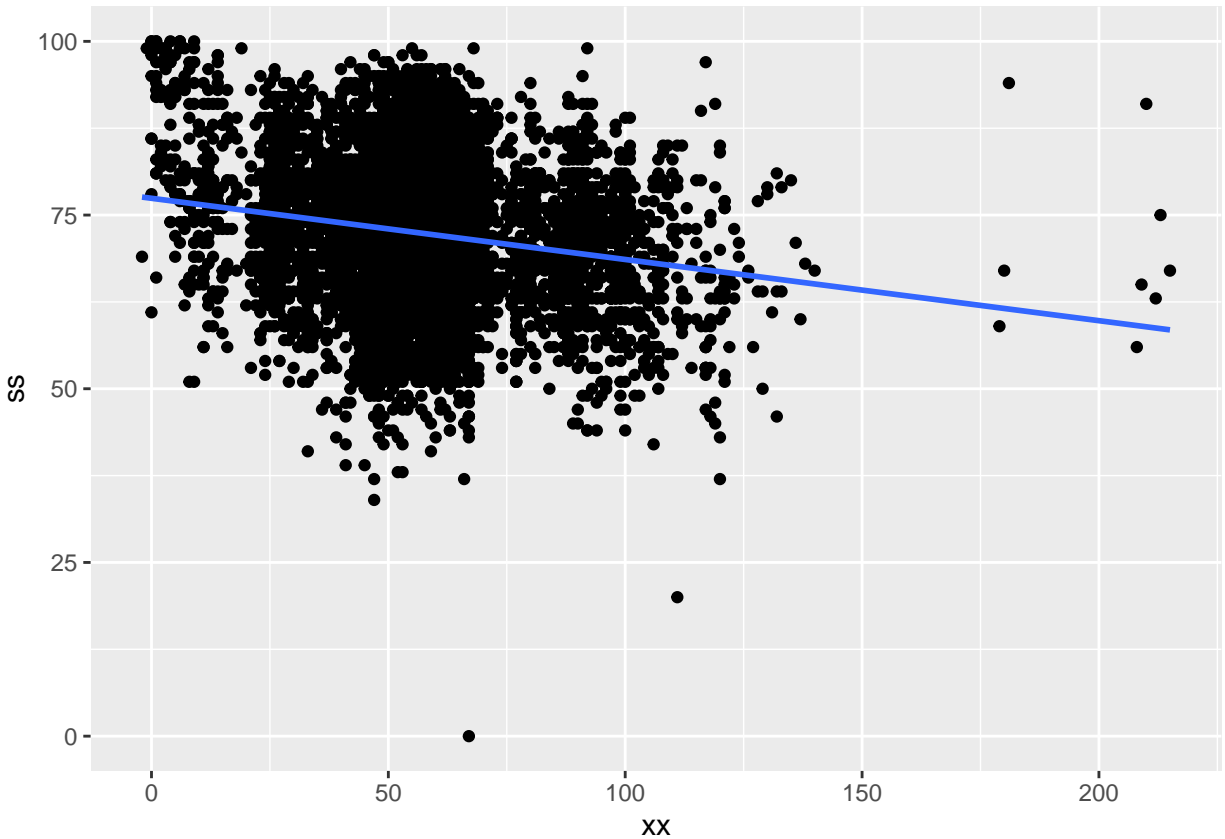|	Mean	Standard_Deviation
SCORE	72.3500360119354	10.0612099580959
NO_OF_AREAS_EVALUATED	17.1614363617656	1.66355391952787

Toronto Apartment Building Evaluation Score Distribution Histogram
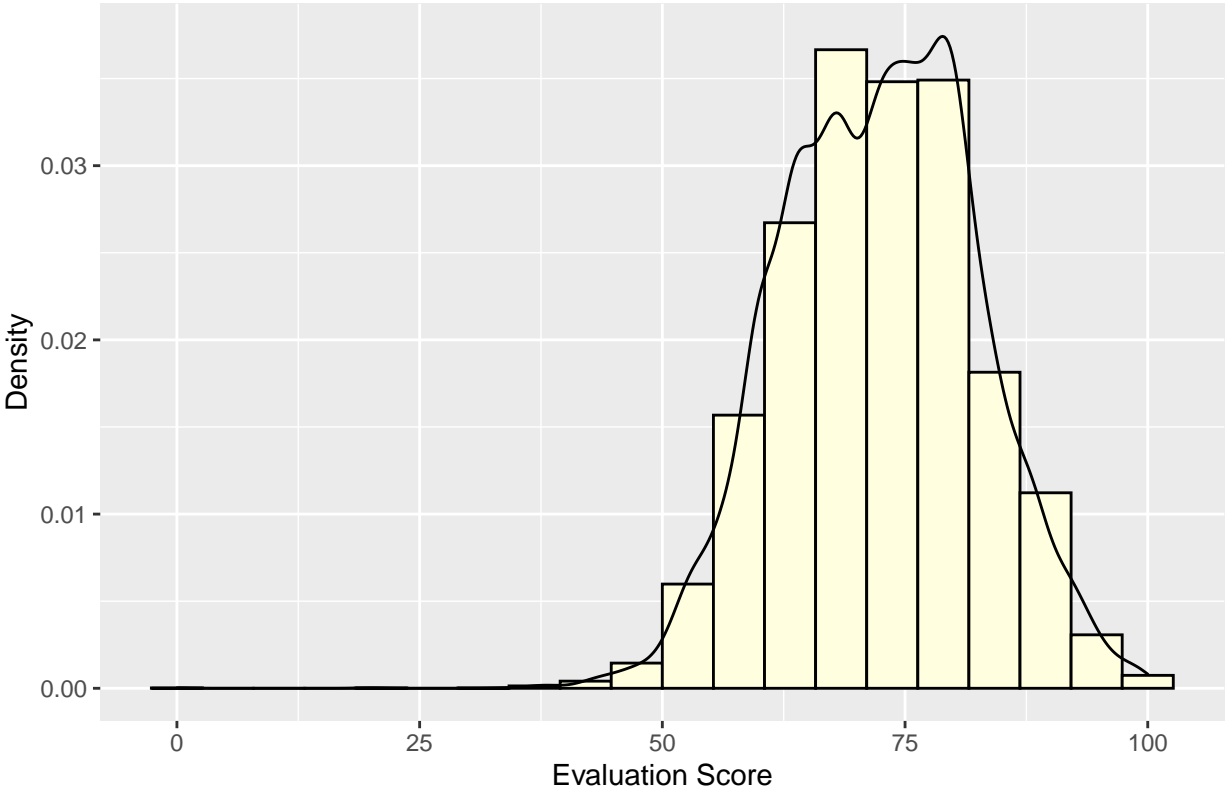
Overview of Different Property Types under Evaluation

Reference

Gelfand, Sharla. 2020. *Opendatatoronto: Access the City of Toronto Open Data Portal.* https://CRAN.R-project.org/package=opendatatoronto.

Standards, Municipal Licensing &. 2022. "Apartment Building Evaluation." https://open.toronto.ca/dataset/apartment-building-evaluation/.

Toronto 1998 - 2022, City of. 2022. "RentSafeTO: Apartment Building Standards." https://www.toronto.ca/community-people/housing-shelter/rental-housing-tenant-information/rental-housing-standards/apartment-building-standards/rentsafeto-for-tenants/.